



CITY OF MOUNTAIN VIEW

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City of Mountain View  
Community Development Department  
**2020/21 CDBG/HOME Capital Applications**  
2/19/2020 deadline

## BRIDGE Housing Corporation 660 Mariposa Preservation

Jump to: [Pre-Application](#) [Application Questions](#) [Total Agency Budget](#) [Program/Activity Budget & Green Construction/Rehab](#)  
[Required Documents](#)

**USD\$ 980,000.00** Requested  
USD\$ 19,134,153 Total Project Cost

Submitted: 2/19/2020 3:24:56 PM (Pacific)

**Project Contact**

Cyrus Pai  
[cpai@bridgehousing.com](mailto:cpai@bridgehousing.com)  
Tel: 4084170912

**Additional Contacts**

*none entered*

**BRIDGE Housing Corporation**

600 California St Ste 900  
San Francisco , CA 94108

Telephone 4084170912

Fax

Web [www.bridgehousing.com](http://www.bridgehousing.com)

**CEO**

Cynthia Parker  
[cparker@bridgehousing.com](mailto:cparker@bridgehousing.com)

### Pre-Application [top](#)

**1. Which of the following describes your organization? Check all that apply.**

- Non-Profit with 501(c)(3) status
- Community Based Development Organization (CBDO)
- Faith-Based Organization

**2. Briefly describe the project or program that you are proposing.**

We are hoping to use CBDG funding to acquire 660 Mariposa Ave in Mountain View, after the acquisition BRIDGE will do an extensive rehab of the property, including interior upgrades, exterior finishes, and structural upgrades.

**3. What are the groups that will be targeted by your project or program?**

We will be targeting low-income families that make <80% AMI

### Application Questions [top](#)

#### PROJECT INFORMATION

#### Information on Funds Requested

**1. City Cost per Unit for Requested Funding (housing/service/activity):**

\$

TOTAL

**2. Total Amount Requested from Other Entities:**

\$

TOTAL

**3. Mountain View's Requested Share of the Total Project Budget:**

%

TOTAL

**4. Total Project Cost**

19134153

**5. Have you requested funds from the City of Mountain View for this project before?**

Yes

No

**6. Is this a Public Service or Capital Projects application?**

Public Service

Capital Projects

**Project Administration and Monitoring**

**7. For Public Service applicants only - Indicate the amount of CDBG funding and/or General Fund support your agency is currently receiving; or if your agency is a new applicant, enter the requested amount of funding.**

*Whichever funding source your agency is currently receiving*

CDBG Amount

General Fund

New Agency Funding Request

TOTAL

**8. Describe your written policies and/or established procedures for ensuring persons with disabilities and/or limited English proficiency have access to the services or activities associated with your funding request.**

BRIDGE believes that personal outreach is critical to engaging marginalized communities and individuals. This engagement includes phone calls and in person meetings. Community meeting notices and fliers were provided in english and spanish. BRIDGE has also done two community meetings with translators present to meet with tenants and has had individual meetings with in-place families with spanish speakers. All of our leases, house rules and other communications with residents are printed in multiple languages (as relevant).

**9. Explain how your agency collects income and race/ethnicity data.**

BRIDGE collects income data per the requirements of any regulatory agency involved in the project. Self-reported Race/Ethnicity data is collected to better program services for the project

**10. Does your agency charge fees for the services for which you are requesting funding?**

*If so, please upload in the Documents tab a copy of your fee schedule.*

Yes

No

**11. Describe the need that the proposed project or activity addresses and its community impact.**

BRIDGE Housing is proposing to acquire, rehabilitate, and deed restrict the 48 unit apartment building at 660 Mariposa in Mountain View, CA. The strong housing market in Mountain View has created the unfortunate consequence of lower density townhomes replacing larger multifamily apartments, leading to the displacement of many families. Our proposal aims to keep families in place and create a permanent affordable housing stock for low-income families.

**12. What other private or government organizations are now or will be addressing the same needs identified herein? Explain how the proposed activity augments rather than duplicates the services of other organizations.**

The City of Mountain View has made it a priority to address displacement and other non-profit affordable housing groups are active in developing new affordable housing projects. However there is a severe lack of affordable housing in the greater bay area. The acquisition of 660 Mariposa will augment the efforts of both public agencies and other non-profits by creating much

needed affordable homes in one of the highest cost housing markets in the country.

## Project Information

### 13. Describe the project's target population, including client eligibility requirements. Discuss how and if they are an at-risk and/or under-served population.

The target population is low-income families that are at risk for displacement and being priced out of one of the most competitive housing markets in the country. New residents must have a household income of under 80% of area medium income. In-place tenants will receive no greater than 4% fixed increases.

### 14. Information on Clients Served

<input type="text" value="184"/>	Total number of clients who would directly benefit from the program or activity?
<input type="text" value="184"/>	Number of Mountain View clients who would directly benefit from the program or activity?
<input type="text" value="368.00"/>	<b>TOTAL</b>

### 15. If the agency currently receives Mountain View funding, will the proposed assistance result in an increase in the number of clients currently being served by the agency?

If "Yes" is selected, answer the next question. If "No" is selected, proceed to question on number of extremely low, very low and low income clients.

Yes

No

### 16. Of the total additional clients, how many are expected to be Mountain View residents?

Since this is a housing acquisition in Mountain View, all clients will be Mountain View residents.

### 17. How many Total clients are expected to be Extremely Low Income Very Low Income, or Low Income

<input type="text" value="49"/>	Number of Extremely Low Income (0% up to 30% AMI)?
<input type="text" value="62"/>	Number of Very Low Income (30% up to 50% AMI)?
<input type="text" value="59"/>	Number of Low Income? (50% up to 80% AMI)
<input type="text" value="170.00"/>	<b>TOTAL</b>

### 18. Numeric Goals. For each activity, please indicate the goal for number of service units to be served. For Example: Annual number of clients who will be permanently housed? 25 Annual number of clients who will secure employment? 15

We will be creating at least 48 permanently affordable housing units that will serve an estimated 184 individuals.

### 19. How many Mountain View clients are expected to be Extremely Low Income Very Low Income, or Low Income

<input type="text" value="49"/>	Number of Extremely Low Income Mountain View clients (0% up to 30% AMI)?
<input type="text" value="62"/>	Number of Very Low Income Mountain View clients (30% up to 50% AMI)?
<input type="text" value="59"/>	Number of Low Income Mountain View clients? (50% up to 80% AMI)
<input type="text" value="170.00"/>	<b>TOTAL</b>

### 20. Briefly describe your agency's mission and history.

Since 1983 BRIDGE Housing has been a mission-driven nonprofit that has participated in the development of more than 17,000 homes and apartments throughout California and the Pacific Northwest in addition we have created parks and wetlands, child care centers, police substations, libraries and more than 500,000 square feet of community-serving commercial and retail space. BRIDGE's mission; BRIDGE Housing strengthens communities and improves the lives of its residents, beginning—but not ending—with affordable housing.

### 21. How will the effectiveness of your project/activity be measured?

The effectiveness of the project will be quantitatively be measured by high quality affordable housing units that will be delivered to the community. Qualitatively the project's effectiveness will be measured by the improvement in family's quality of life by removing the risk of displacement and improving living conditions,

### 22. Indicate the estimated number of Mountain View clients that would be served under the following target group categories.

<input type="text" value="10"/>	Seniors
---------------------------------	---------

55	Youth
3	Disabled Persons
0	Homeless Persons
68.00	<b>TOTAL</b>

## Consolidated Plan Goals

### 23. Please indicate which Consolidated Plan Goal(s) will be met by the Project.

Check all that apply.

- Goal #1: Assist in the creation and preservation of affordable housing for lower-income and special needs households
- Goal #2: Support activities to prevent and end homelessness
- Goal #3: Support activities that provide basic needs to lower income households and special needs populations
- Goal #4: Support programs and activities that strengthen neighborhoods
- Goal #5: Promote fair housing opportunities

### 24. Briefly describe how your Project/Activity meets the Goal(s) selected above.

By recording a regulatory agreement against the property, 660 Mariposa will be affordable to low-income families in perpetuity. In addition to recording a regulatory agreement, BRIDGE plans to implement a resident services program at the property, potential programs include English as a second language and homework club for youth.

## HUD Performance Measures

### 25. HUD requires that recipients of federal funding assess the outcomes of their programs. Please identify which HUD objective will be addressed by this project.

Select ONE.

- Objective #1: Creates a suitable living environment. This objective relates to activities that are designed to benefit communities, families, or individuals by addressing issues in their living environment (such as poor quality infrastructure) to social issues such as crime prevention, literacy or elderly health services.
- Objective #2: Provides decent housing. This objective focuses on housing programs where the purpose of the program is to meet individual, family, or community needs and not programs where housing is an element of a larger effort, since such programs would be more appropriately reported under suitable living environment.
- Objective #3: Creates economic opportunity. This objective applies to the types of activities related to economic development, commercial revitalization, or job creation.

### 26. HUD requires that recipients of federal funding assess the outcomes of their programs. Please identify which HUD outcome will be addressed by this project.

Select ONE.

- Outcome #1: Improve availability/accessibility. This category applies to activities that make services, infrastructure, public facilities, housing, or shelters available or accessible to low/moderate income people, including persons with disabilities. In this category, accessibility does not refer only to physical barriers, but also to making the affordable basics of daily living available and accessible to low/moderate income people where they live.
- Outcome #2: Improve affordability. This category applies to activities that provide affordability in a variety of ways in the lives of low/moderate income people. It can include the creation or maintenance of affordable housing, basic infrastructure hook-ups, or services such as transportation or day care.
- Outcome #3: Improve sustainability. This category applies to projects where the activity or activities are aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefit to persons of low/moderate income or by removing or eliminating slums or blighted areas through multiple activities or services that sustain communities or neighborhoods.

## For Affordable Housing Projects Only...

### 27. Type of Project

Check one. If applying for multiple projects, complete a separate application for each project. Click the Open Programs tab, above, to create additional application(s).

- Housing - Tenure: Rental
- Housing - Tenure: Ownership
- Public Facilities

- Infrastructure
- Other:

**28. Type of Activity**

- Acquisition
- Rehabilitation
- New Construction
- Expansion of an Existing Project

**29. If the project involves acquisition of property, has a specific site been selected?**

- Yes
- No
- N/A - This project does not include acquisition of property.

**30. If the project involves acquisition of property and a specific site has been selected, please provide the address and Assessor's Parcel Number.**

*If this project does not involved acquisition of property and/or a specific site has not been selected, enter 'N/A'.*  
660 Mariposa Ave, Mountain View, CA APN #154-34-025

**31. Do you have site control?**

- Yes
- No

**32. Explain if an option to purchase has been obtained. If applicable, indicated option period. If not applicable, put "N/A".**

Option to purchase has been executed. Closing date is currently May 26 2020 but an extension is being negotiated.

**33. Does your organization qualify as a Community Housing Development Organization (CHDO) under the HOME program?**

- Yes
- No

**34. If your organization does not qualify as a CHDO under the HOME program, are you willing and able to meet the qualifications as set forth in federal regulations 24 CFR Part 92 (For affordable housing projects)**

- Yes
- No
- N/A - Our organization qualifies as a CHDO under the HOME program.

**35. Describe the proposed ownership and management structure of the Project.**

BRIDGE Housing Corporation will own the property through an affiliated special purpose entity. This special purpose entity will be wholly owned and managed by BRIDGE Housing Corporation. BRIDGE Property Management Company will be responsible for day to day management of the property.

**36. As document uploads, please provide the following information:**

- Project income, expense and cash flow analysis for a 30-year period.

**37. Provide a detailed project schedule.**

*If you'd rather, you may enter 'See attached.'* here and instead upload your project schedule in the Documents tab.  
See attached

**38. For affordable housing projects only, state the number of affordable housing units to be created/rehabilitated and the target income population(s).**

*If the project does not pertain to affordable housing, enter "N/A".*  
48, <80% AMI

**39. For existing housing developments, provide a listing of the current unit composition and rent structure as well as the proposed unit composition and rents.**

*If the project does not pertain to affordable housing, enter "N/A".*

Studio 5 Current Rent- 925 80% Rent- 2,048  
1b 21 Current Rent- 1,300 80% Rent- 2,195

**40. Provide an explanation of how the project will impact any existing tenants. State if existing tenants will need to be temporarily or permanently relocated. If so, explain how the need for any temporary or permanent relocation will be addressed.**

*If the project does not pertain to affordable housing, enter "N/A".*

Existing tenants will either be relocated on-site, or as needed temporarily to an off-site extended stay hotel. Tenants will have the option of accepting a stipend for off-site housing or a hotel for their stay. It is expected that temporary relocation will not last longer than 5-10 days during unit rehabilitation. Existing tenants will receive no greater than a 4% fixed annual rent increase.

**41. Upload a list of other similar projects carried out by the agency (include the project name, address, date when it was carried out, funding sources used, number of housing units, and description of the project).**

*When you finished with the upload, check here to confirm.*

- We have uploaded the list of similar projects in the Documents tab.
- This is not an affordable housing project so this document request does not apply.

**42. Provide an overview of how the property will be managed and how any current management or tenant problems will be handled.**

BRIDGE Housing will manage the property with its integrated property management company, BRIDGE Property Management Company (BPMC). BPMC plans to have a full-time on-site property manager and a part time maintenance individual. The property manager will report to a regional director that reports to the head of BPMC. Previously the responsibilities of management and maintenance were consolidated to one individual. By adding additional staff we hope to have a swifter response to any maintenance issues or other problems that may arise at the property. BPMC currently manages over 12,000 affordable apartments.

**Green Construction/Rehabilitation**

**43. What amount and percentage of the total cost of your project is dedicated to Green upgrades?**

\$ Amount

% of Total Cost

**TOTAL**

**44. Please fill in the table regarding Green Construction/Rehabilitation in the Green Construction/Rehab tab, then check the box below to confirm.**

- We have filled in the table in the Green Construction/Rehab tab, as applicable.

**Total Agency Budget [top](#)**

Total Agency Budget	Proposed 2020-21	2019-20	2018-19	2017-2018
Acquisition Net of Affordable Credit	USD\$ 11,100,000.00			
Hard Costs	USD\$ 5,250,000.00			
Soft Costs	USD\$ 2,784,857.00			
<b>Total</b>	<b>USD\$ 19,134,857.00</b>	<b>USD\$ 0.00</b>	<b>USD\$ 0.00</b>	<b>USD\$ 0.00</b>

**Program/Activity Budget & Green Construction/Rehab [top](#)**

**Proposed Capital Project Expenses**

	Use of Prior City Funds (if applicable)	Prior City Description of Funding Current Funding Request	Amount of Current 2018-19 Funding Request
Project Management/Soft Costs	Description of Use	\$	\$

Site Acquisition	CDBG Funds will be used for acquisition Description of Use	\$	\$
Pre-Development Expenses	Description of Use	\$	\$
Entitlement and Building Fees/ Permits	Description of Use	\$	\$
Construction/Rehabilitation/Repair Costs	Description of Use	\$	\$
Other	Description of Use	\$	\$
<b>Total</b>		<b>\$ 0</b>	<b>\$ 0</b>

### Proposed Project Revenues

	CDBG/HOME	Other (please identify in next column)	Type of Funding
Mountain View	980,000		\$
<b>Other Jurisdictions/Sources</b>			
NEF Preservation Fund		\$ 11,477,325	Financing
Seller Note		\$ 4,090,000	Financing
CZI		\$ 2,296,183	Financing
LISC Grant		\$ 100,000	Non-recoverable grant
			\$
			\$
			\$
<b>Total</b>	<b>980,000</b>	<b>\$ 17,963,508</b>	

### Green Construction and Rehabilitation

	Green Improvement/Upgrade	Annual Cost Savings	Lifetime Savings	Rater Used?	Use of Cost Savings
1	Dual Pane Windows / Sliding Doors	\$	\$	☺	reduce operating costs and maintain affordability
2	New plumbing fixtures including toilets and faucets	\$	\$	☺	reduce operating costs and maintain affordability
3	Energystar appliances including fridges and stoves	\$	\$	☺	reduce operating costs and maintain affordability
4	New PTAC Units	\$	\$	☺	reduce operating costs and maintain affordability
5	New LED lighting	\$	\$	☺	reduce operating costs and maintain affordability
6		\$	\$	☺	
7		\$	\$	☺	
8		\$	\$	☺	
9		\$	\$	☺	
10		\$	\$	☺	
11		\$	\$	☺	
12		\$	\$	☺	
13		\$	\$	☺	
14		\$	\$	☺	
15		\$	\$	☺	
16		\$	\$	☺	
17		\$	\$	☺	
18		\$	\$	☺	

19	\$	\$	€
20	\$	\$	€
21	\$	\$	€
22	\$	\$	€
23	\$	\$	€
24	\$	\$	€
25	\$	\$	€
<b>Total</b>	<b>\$ 0</b>	<b>\$ 0</b>	

### Number of Mountain View Clients Served

	2016-17 Proposed - Mountain View Clients	2016-17 Proposed - Total Clients	2016-17 Actual - Mountain View Clients	2016-17 Actual - Total Clients	2017-18 Proposed - Mountain View Clients	2017-18 Proposed - Total Clients	2018-19 Proposed - Mountain View Clients	2018-19 Proposed - Total Clients
<b>By Income Level</b>								
Extremely Low Income (0%-30% AMI)							49	49
Very Low Income (31%-50% AMI)							62	62
Low Income (50%-80% AMI)							50	50
Moderate Income (81%-120% AMI)							14	14
Above Moderate Income (120%+ AMI)								
<b>By Age</b>								
Youth (0-18 years)							53	
Adults (19- 62 years)							122	
Seniors (63+ years)								
Disabled Individuals								
Other Special Needs - Describe:								

### Staffing Reimbursement Estimates



Staffing Summary	Position Title	Program/Project Duties	Total Annual Salary	Total Hours per Week	% Time Allocated to CDBG or General Fund Activity	CDBG or General Fund Salary Reimbursement Request
			\$	hrs	%	\$
			\$	hrs	%	\$
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**Required Documents [top](#)**

Documents Requested *	Required?	Attached Documents *
ARTICLES OF INCORPORATION/BYLAWS	✓	<a href="#">BHC- By Laws</a>
LIST OF BOARD OF DIRECTORS: Include the name, telephone number, address, and occupation or affiliation of each member. Identify the principal officers of the governing body.	✓	<a href="#">Board</a>
NONPROFIT DETERMINATION: Submit determination letters from the Federal Internal Revenue Service and the State Franchise Tax Board documenting the organization is tax exempt.	✓	<a href="#">IRS 5013c</a> <a href="#">CA FTB Letter</a>
AUTHORIZATION TO REQUEST FUNDS: Submit documentation of the governing body's authorization to submit the funding request. This consists of a copy of the minutes of the meeting in which the resolution, motion, or other official action is recorded.		
DESIGNATION OF AUTHORIZED OFFICIAL: Document the governing body's action authorizing agency's representative to negotiate for & contractually bind the agency. Upload signed letter from Chairperson with name, title, address, & phone # of officials.		
ORGANIZATIONAL CHART: Include the organization's administrative framework and staff positions.	✓	<a href="#">Org Chart</a>
FINANCIAL STATEMENT AND AUDIT: Describe any findings or concerns that were cited in the audit or in any accompanying management letter, particularly pertaining to use of CDBG funds. Describe any actions taken to correct identified findings/concerns.	✓	<a href="#">Audit</a>
RESUME OF CHIEF PROGRAM ADMINISTRATOR		
RESUME OF CHIEF FISCAL OR FINANCIAL OFFICER		
STAFF QUALIFICATIONS/RESUMES: Provide a statement of qualifications and/or resumes of the	✓	<a href="#">Staff Quals</a>

development/project team staff members.

**FEE SCHEDULE:** Please upload a copy of your fee schedule, if you charge a fee for the services for which you are requesting funds.

[Fee Schedule](#)

**BUDGET DOCUMENTATION AND/OR AGENCY BUDGET:** Upload any documentation to support your Total Agency Budget or a copy of your agency budget.

✓

[S&U](#)  
[Acq S\\*U](#)

**\*\*CAPITAL PROJECTS ONLY\*\* COST BREAKDOWN:** Provide a detailed breakdown of the total cost of the project (budget), including any acquisition, rehabilitation, relocation or other costs.

✓

[S&U](#)

**\*\*CAPITAL PROJECTS ONLY\*\* REVENUE BREAKDOWN:** Provide a detailed breakdown of anticipated sources of revenue and proposed expenses, including the funding being requested from the City of Mountain View.

✓

[S&U](#)

**\*\*CAPITAL PROJECTS ONLY\*\* PROJECT PROFORMA:** Provide a copy of the project proforma: the project income, expense and cash flow analysis for a 30-year period.

✓

[30Y Cashflow](#)

**\*\*CAPITAL PROJECTS ONLY\*\* PROJECT SCHEDULE:** Attach a detailed project schedule. (\*REQUIRED if you did not provide a detailed project schedule in the application questions.)

✓

[Schedule](#)

**\*\*CAPITAL PROJECTS ONLY\*\* SITE/FLOOR PLANS:** If applicable and available, include a site plan and floor plans and elevations of the project.

**\*\*CAPITAL PROJECTS ONLY\*\* SITE/FLOOR PLANS:** If applicable and available, include a site plan and floor plans and elevations of the project.

**\*\*CAPITAL ONLY\*\* LIST OF OTHER PROJECTS:** Provide list of other projects similar to proposed project carried out by agency (include project name, address, date when carried out, funding sources used, # of housing units, & description of projects).

[Quals](#)

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Application ID: 160313

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